

Sent: Wednesday 9 November 2022 15:02

To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>

Subject: Planning Objection to Planning Reference SD22A/0382

John Moran
60 Hermitage Road
Lucan
Co. Dublin
K78 K122

Planning Reference: SD22A/0382

Dear Sir/Madam,

I, John Moran, write to you in relation to the planning application number SD22A/0382 submitted by Jogor Point Ltd. in regards to lands adjacent to the Foxhunter Pub at Ballydowd, Lucan, Co. Dublin that was submitted on 06-October-2022.

I would like to object to this proposed development on the following grounds:

1. In terms of scale, this is an area of primarily one- and two-storey buildings, this proposed development reaches a height of 13.575 m which is much taller than the surrounding properties.
2. In terms of overdevelopment, this proposal by virtue of its mass, height, and scale would be an overdevelopment of the site, reducing the visual amenity of the area.
3. In terms of developing a new pedestrian entrance, this entrance through Hermitage Gardens could increase the flow of pedestrians, cyclists, and e-scooters through the Hermitage estate close to the site of a green area that is used by children, this could also affect the security of the area.
4. In terms of the development, the supporting planning report notes that this development would be a logistical warehouse while the transport assessment notes that this development is proposed to be a distribution warehouse, this use is not listed as permissible or open for consideration within the RW zoning designation.
5. In terms of traffic and noise, a logistics unit would generate substantially more vehicular traffic and noise than a warehouse or storage facility at the site close to the houses on Hermitage Road and Hermitage Gardens.

I would appreciate your consideration of the above points of objection during your assessment of this planning application. I have also attached the proof of payment of the €20 fee required to object to this development as an attachment of the confirmation email sent from South Dublin County Council.

Yours Sincerely,

John Moran

Mr. John Moran
60 Hermitage Road,
Lucan,
Co. Dublin.

Date: 10-Nov-2022

Dear Sir/Madam,

Register Ref: SD22A/0382
Development: Construction of a) a metal clad single-storey warehouse, of 3072 sq.m, 13.58m high to parapet at front and part of the sides, and 10.4m high to eaves and 12.9m high to the ridge at part of sides and rear; b) a single storey 2.9m high ESB substation of 14sqm ; c) the widening of the existing vehicular/cycle entrance to The Fox hunter Public House , and the forming of a new vehicular/cycle exit to the north west corner of the site; d) the formation of pedestrian/cycle gate to Hermitage Gardens and pedestrian gate to Lucan Road, e) internal roads and pathways and all associated hard and soft landscaping, f) foul and surface drainage, including attenuation tanks; g) 18 carparking spaces and 16 bicycle spaces.
Location: Lands South Side of Lucan Road, Ballydowd & abutting Hermitage Gardens, Ballydowd, Lucan, Co. Dublin
Applicant: Jogor Point Ltd
Application Type: Permission
Date Rec'd: 06-Oct-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdblincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdblincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "**Notify me of changes**" and click on "**Subscribe**". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Crowley

for **Senior Planner**